



**Beautifully presented end terraced property**

**Leased garage offering off-road parking**

**Immaculate throughout and ready to move into**

**Ideal for first-time buyers, couples and families alike**

**Large plot which is fenced around**

**Three good size bedrooms**

**Contemporary modern kitchen and bathroom**

**Quiet village location with easy access to neighbouring towns**

This beautifully presented and deceptively spacious end terraced property is located on a large corner plot enjoying spacious front and rear gardens. This immaculate home is located in the popular village of Frizington, an excellent place from which to explore the Western Lake District and surrounding fells which are just a short car journey from the property. Cumbria's picturesque coastline is also within easy reach, as well as the neighbouring towns of Whitehaven Egremont and Cockermouth, which all have excellent amenities on offer. The property has been meticulously maintained by the current vendors and throughout, you will find tasteful, modern décor. The property is ready to move into, you would simply need to unpack and put your feet up.

Step inside, the hallway provides access into a bright and spacious lounge, which in turn leads to a contemporary modern kitchen and rear hall. The property also benefits to a useful, ground floor WC, located on the ground floor. To the first floor, there are three good size bedrooms and a stylish modern family bathroom with shower bath.

Externally, the property boasts a larger plot than others in the area, incorporating a large, fenced front garden and rear garden with side access to a leased garage to the side offering off-road parking. Viewing is essential to appreciate this beautiful home.



## ACCOMMODATION

### Entrance hall

Entered through a uPVC double glazed door, with matching uPVC frosted glass side window which provides plenty of natural light, you will find yourself in the hallway. There is a radiator, tiled flooring and neutral décor. There are stairs to the first floor and access into the lounge.

### Lounge

This beautifully presented, light and spacious lounge has tasteful décor, TV connections, a radiator and a uPVC double glazed window which overlooks the front garden. Provides access into the kitchen.

### Kitchen

The contemporary, modern kitchen briefly comprises of a range of white wall and base units, with contrasting handles and wood effect work surfaces. There is a built-in double electric oven and grill, with stainless steel set hob set into the worktop and stainless steel extractor hood above. The kitchen benefits from modern, metro tile style splash backs and a ceramic sink and drainer unit, with mixer tap sits below a uPVC double glazed window. There is plumbing for a washing machine, a radiator, tile effect flooring and a useful, under stairs storage cupboard. From here, there is access into the rear hall.

### Real hall

The rear hall has tiled flooring and provides access into the downstairs WC and the rear garden via a uPVC double glazed door with frosted glass.

### WC

Here you will find a push button flush toilet, a wall mounted sink and tiled flooring.

### First-floor landing

The neutrally decorated first-floor landing provides access into three bedrooms, the family bathroom and the loft.

### Bedroom one

Located at the front of the property, this well proportioned and well presented double bedroom has a uPVC double glazed window which overlooks the front garden, TV connections and a radiator.





### Bedroom two

A second good size double bedroom which has modern, décor and a uPVC double glazed window looks out over the rear garden, with a radiator below.

### Bedroom three

currently used as a dressing room, the third bedroom is a good-sized single room, with neutral décor, a radiator, an open, over stairs storage area was shelving and a uPVC double glazed window which overlooks the front garden.

### Family bathroom

Conveniently located at the top of the stairs, the stylish bathroom boasts a white suite, which incorporates a P-shaped shower bath, with electric shower above and mixer tap with handheld shower attachment. There is a pedestal sink with waterfall tap and a push button flush toilet. The bathroom benefits from a chrome towel heating radiator, a uPVC frosted glass window, modern panelling to the walls and stylish mosaic effect vinyl flooring.

### Externally

The property sits on a large corner plot and boasts a large, additional front garden which is fenced around with gated access. A gravelled area to the side of the property, houses a useful storage shed and leads around to the rear, where there is a fenced garden, mostly laid to lawn with a patio area. The gated access to the side of the garden leads out to a garage, offering off-road parking.

### TENURE

We have been informed by the vendor that the property is freehold.

### COUNCIL TAX BAND A

### EPC TBC





## LOW FEES, LOCAL EXPERTISE

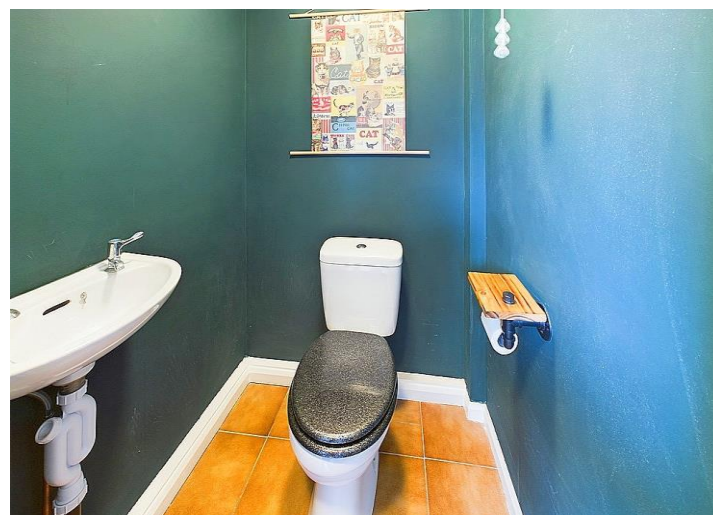
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## MORTGAGES

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.











**Approximate total area<sup>®</sup>**  
654.01 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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